



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 18, 2013
1303-PUD-03
Exhibit 1

Petition Number: 1303-PUD-03

Petitioner: Justus at Bridgewater, LLC

Representative: James E. Shinaver and Jon Dobosiewicz, Nelson & Frankenberger

Request: An amendment to the Bridgewater PUD to consolidate and modify multifamily development standards for Parcel K2 of the Bridgewater PUD.

Current Zoning: Bridgewater PUD

Current Land Use: Vacant

Approximate Acreage: 23.06 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Bridgewater PUD Concept Plan
4. Bridgewater PUD Ordinance (Ord. 06-49)
5. Proposed Bridgewater PUD Amendment – Ordinance 13-08
6. Proposed Bridgewater PUD Amendment – Ordinance 13-08 (Redline)

Staff Reviewer: Sarah L. Reed, AICP

Petition History

This petition was introduced at the February 11, 2013 City Council meeting and appeared before the Technical Advisory Committee on February 19, 2013. It received a public hearing at the March 04, 2013 Advisory Plan Commission (the “APC”) meeting.

Procedural

The recommendation from the APC to the City Council may be made at the March 18, 2013 APC meeting.

Project Overview

Project Location

The subject property is approximately 23.06 acres in size and is located on the southwest corner of 151st Street and Market Center Drive (west of Gray Road), in the Bridgewater PUD (the “Property”).

Project Description

The proposal is to consolidate and modify the multi-family development standards for what is identified on the Concept Plan as Parcel K2 (see Exhibit 3), of the Bridgewater PUD (the “Proposal”). Parcel K2 is located within the residential area (Area X) of the Bridgewater PUD and apartments are a permitted use. A full summary of the proposal can be found in Exhibit “A” of the proposed PUD amendment (see Exhibit 5).

Modifications since the March 4, 2013 APC Meeting

The petitioner has modified the Proposal to reflect Staff recommended changes. The changes are identified in Exhibit 6 a redline version of the PUD Amendment.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as being on the boundary between “Suburban Residential” and “Local Commercial”.

- The Comprehensive Plan suggests that Suburban Residential includes residential development with a variety of housing types and densities, along with recreational uses. The Proposal is an apartment community with amenities that include integrated trails, a swimming pool, and a clubhouse.
- The Comprehensive Plan suggests that Local Commercial uses attached residential as a transition between more intensive and less intensive uses (e.g. commercial to single family detached residential). The Proposal is an apartment community between a single family detached residential district and the Bridgewater Marketplace.

2. Current conditions and the character of current structures and uses.

The Property is vacant.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan, which establishes desirable land use policies for future growth, identifies that attached residential development is a transitional use and is appropriate in this area of the community.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Proposal would have a positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth.

Staff Comments

Forward 1303-PUD-03 to the City Council with a favorable recommendation.